

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0687	
1. Location	Redgap, Rathcoole, Co. Dublin.		
2. Development	(a) Temporary retention of mobile home (b) bungalow and domestic garage and (c) septic tank with effluent treatment system.		
3. Date of Application	01/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: C. P. Cawley, Address: 9 Beech Road, Connell Drive,		
5. Applicant	Name: Donna & Mark Moonan, Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2637 Date 29/11/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	 Date	 Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2637	Date of Decision 29/11/1999 <i>LA</i>
Register Reference S99A/0687	Date 01/10/99

Applicant Donna & Mark Moonan,
Development (a) Temporary retention of mobile home (b) bungalow and domestic garage and (c) septic tank with effluent treatment system.
Location Redgap, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

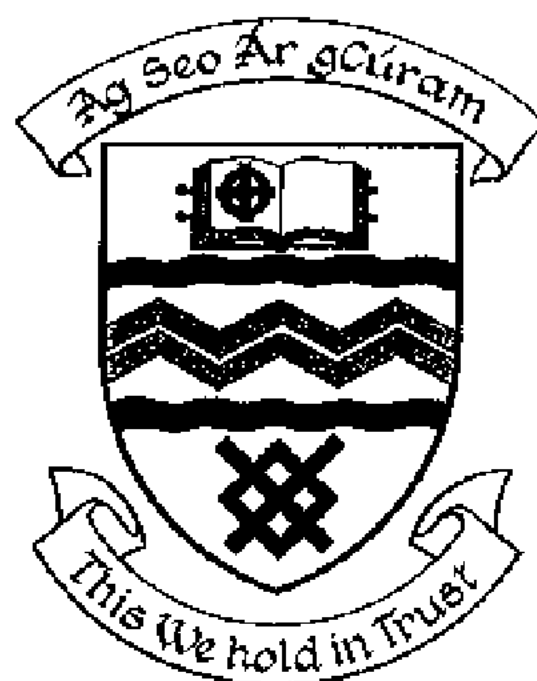
LA
..... 29/11/99
for SENIOR ADMINISTRATIVE OFFICER

C. P. Cawley,
9 Beech Road,
Connell Drive,
Newbridge,
Co. Kildare.

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REG REF. S99A/0687

Reasons

- 1 The site of the proposed development is located outside the development area of Rathcoole in an area zoned 'to protect and improve rural amenity and to provide for the development of agriculture' in the South Dublin County Development Plan 1998. In areas zoned thus it is the policy of the Development Plan that dwellings will only be permitted on suitable sites where applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or the applicants have close family ties with the rural community. The applicant has provided no case in this context and, therefore, it is considered that the proposed development would contravene materially the zoning objective in the Development Plan and would, therefore, be contrary to the proper planning and development of the area.
- 2 The proposed development would constitute undesirable ribbon development on a substandard road with inadequate sightline visibility which would lead to demands for the uneconomic provision of services. The proposed development would, therefore, endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and development of the area.
- 3 The proposed development would be prejudicial to public health for the following reasons:-
 - (a) The proposed development does not meet the requirements of the Eastern Health Board's Environmental Health Officers Department or the manufacturers of the proposed treatment plant in respect of the distance of the proposed percolation area from existing wells/and from the proposed bungalow;
 - (b) The applicant has failed to demonstrate the suitability of the soil for the disposal of domestic effluent.
 - (c) The applicant has not shown a reserve percolation area.